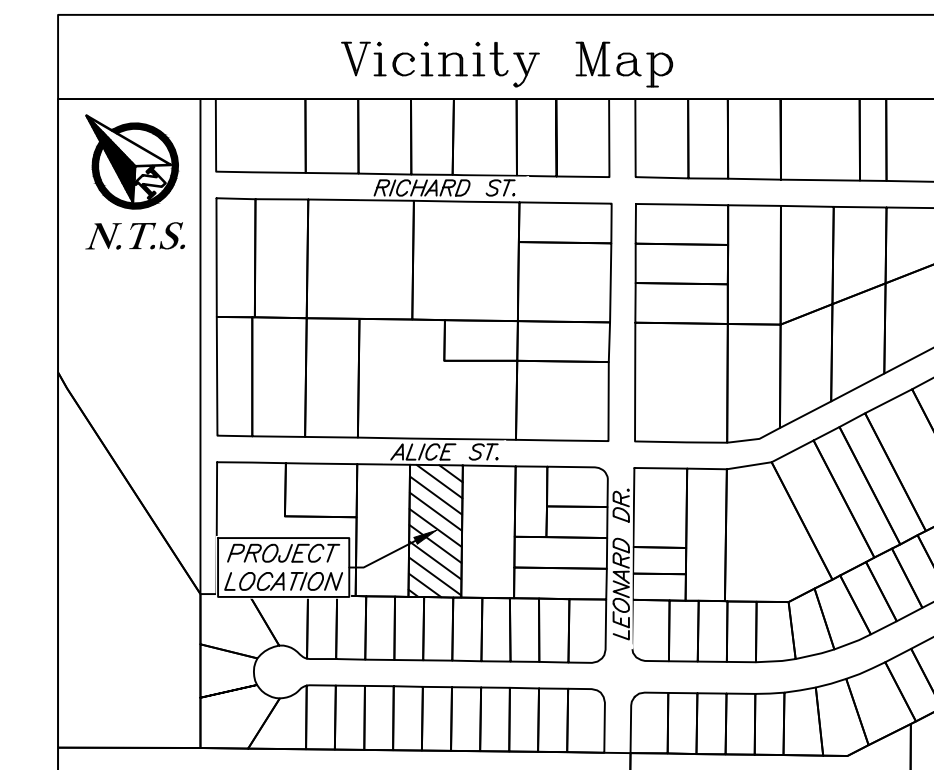
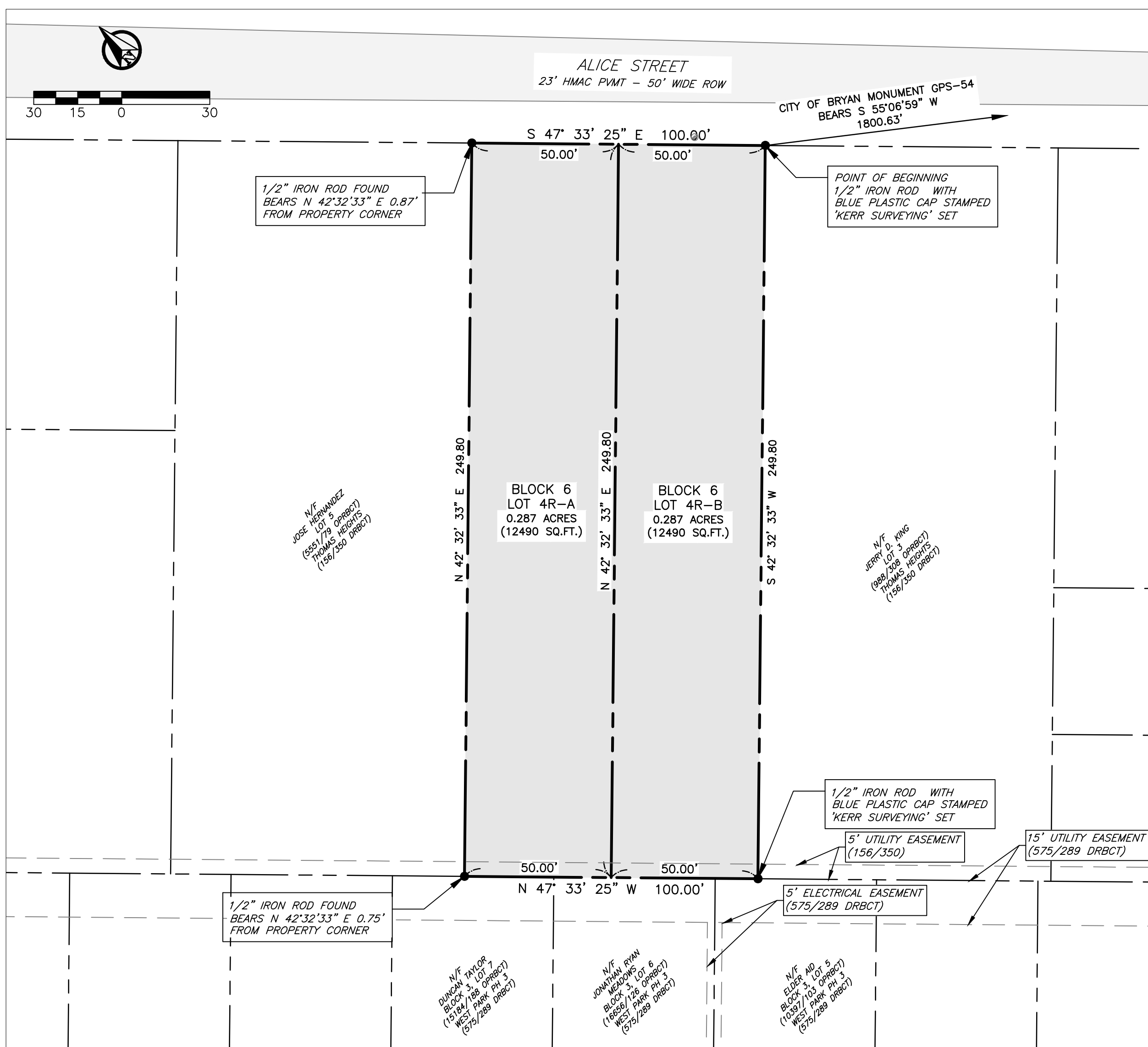
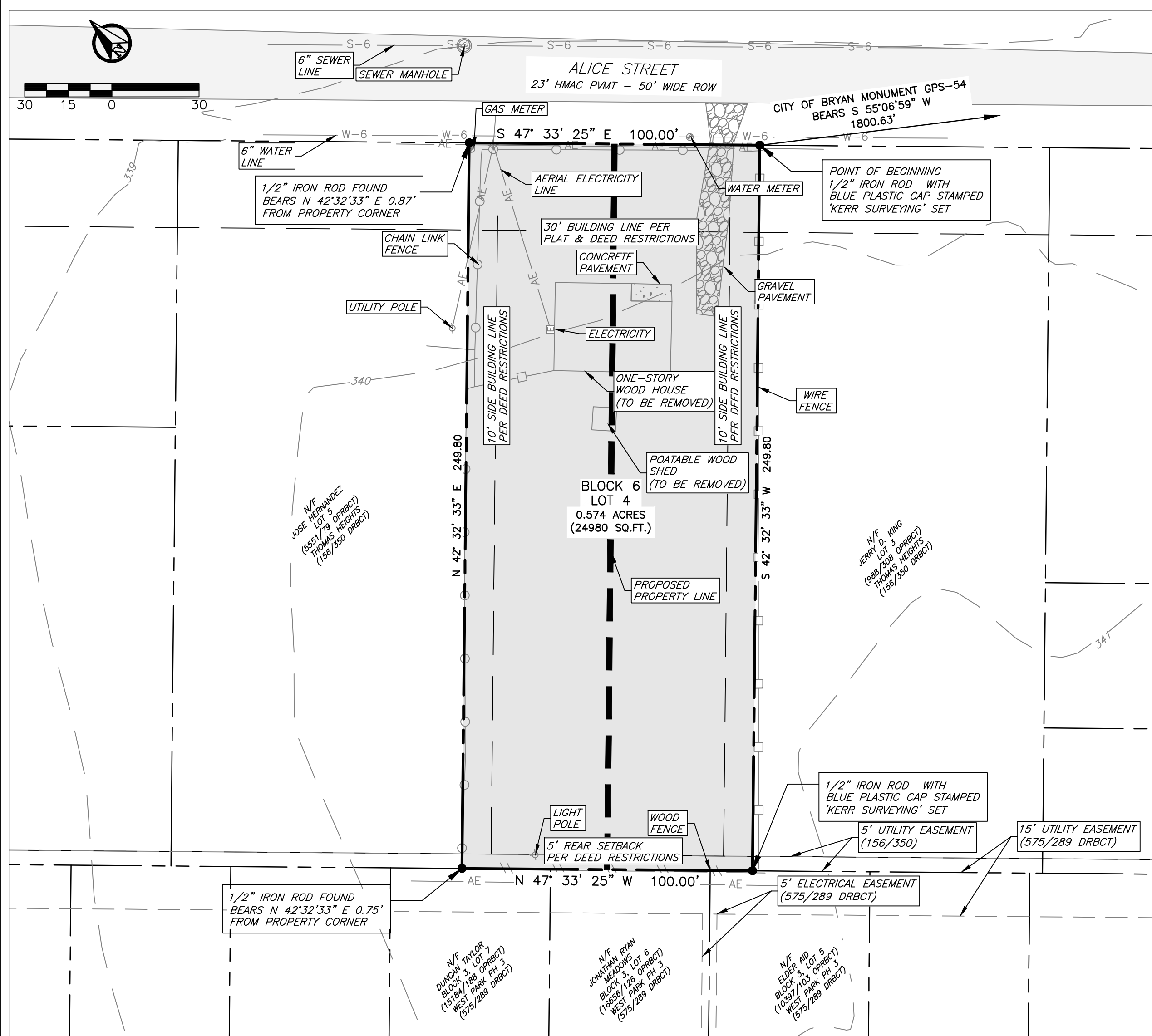


ORIGINAL

REPLAT



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011202042703 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E effective May 16, 2012.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Residential District-5000 (RD-5)
- The topography is from survey data.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- This survey plat was prepared to reflect the title report issued by University Title Company, GP No. 546350, certification dated: June 5th, 2023. Items listed on Schedule B are addressed as follows:
  - Item 10b: Building Lines and any and all easements set out on plat filed in volume 156, page 350, DRBCT, affect as shown.
  - Item 10c: Building lines and any and all easements set out on restrictions filed volume 156, page 352, and volume 211, page 629, DRBCT, affect as shown.
  - Item 10d: Right-of-way to singular refining company in volume 132, page 36, DRBCT, does apply, but is blank in nature and cannot be plotted.
- All other items are not survey items and/or are not addressed by this plat.
- This plat was prepared in conjunction with a field notes description (metes and bounds). The plat and field notes are intended to be one instrument together.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 156, Page 350, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Michael Konetski, R.P.L.S. No. 6531

APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner  
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of 20\_\_\_\_, in the Deed Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk  
Brazos County, Texas

FIELD NOTES DESCRIPTION OF A 0.574 ACRE TRACT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.574 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 4, BLOCK 6 OF THE THOMAS HEIGHTS ADDITION, FILED IN VOLUME 156, PAGE 350, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO MARY SUE W. SHEARER IN VOLUME 1248, PAGE 211 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.574 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF ALICE STREET (CALLED 50' WIDE RIGHT-OF-WAY, 156/350 DRBCT), BEING THE NORTH COMMON CORNER OF SAID LOT 4 AND LOT 3, BLOCK 6 OF SAID THOMAS HEIGHTS ADDITION, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS N 42° 26' 35" E A DISTANCE OF 50.00 FEET, AND S 47° 33' 25" E, A DISTANCE OF 274.07 FEET, ALSO FROM WHICH CITY OF BRYAN MONUMENT "GPS-54" BEARS S 55° 06' 59" E, A DISTANCE OF 1,800.63 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 4 AND 3, S 42° 32' 33" W, A DISTANCE OF 249.80 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE NORTHEAST LINE OF LOT 5, BLOCK 3 OF THE WESTPARK SUBDIVISION, PHASE III, FILED IN VOLUME 575, PAGE 289 (DRBCT), BEING THE COMMON SOUTH CORNER OF SAID LOTS 4 AND 3;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 4, SAME BEING THE NORTHEAST LINES OF LOTS 5, 6 AND 7, BLOCK 3 OF SAID WESTPARK SUBDIVISION, N 47° 33' 25" W, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER, BEING IN THE NORTHEAST LINE OF LOT 7, BLOCK 3 OF SAID WESTPARK SUBDIVISION, SAME BEING THE COMMON SOUTH CORNER OF SAID LOT 4, AND LOT 5, BLOCK 6 OF SAID THOMAS HEIGHTS ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 42° 32' 33" E, A DISTANCE OF 0.75 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 4 AND 5 OF SAID THOMAS HEIGHTS ADDITION, N 42° 32' 33" E, A DISTANCE OF 249.80 FEET TO A POINT FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY OF SAID ALICE STREET, SAME BEING THE NORTH COMMON CORNER OF SAID LOTS 4 AND 5 OF SAID THOMAS HEIGHTS ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 42° 32' 33" E, A DISTANCE OF 0.87 FEET, ALSO FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS N 42° 26' 35" E A DISTANCE OF 50.00 FEET, AND N 47° 33' 25" W, A DISTANCE OF 299.57 FEET;

THENCE, SOUTHWEST RIGHT-OF-WAY LINE OF SAID ALICE STREET, SAME BEING THE NORTHEAST LINE OF SAID LOT 4, S 47° 33' 25" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.574 ACRES OF LAND, MORE OR LESS.

ANNOTATIONS:

- ROW- Right-of-Way
- HMAC- Hot mix Asphaltic concrete
- DRBCT- Deed Records Of Brazos County, Texas
- ORBCT- Official Records Of Brazos County, Texas
- OPRBCT- Official Public Records Of Brazos County, Texas
- (-) Record information
- (CM)- Controlling Monument used to establish property boundaries
- PUE- Public Utility Easement
- TYP- Typical
- N/F- Now or Formerly

FINAL PLAT

Thomas Heights Addition Lots 4R-A & 4R-B in Block 6

Being a replat of Lot 4 in Block 6 of the Thomas Heights Addition 0.574 acres  
Volume 156, Page 350 DRBCT  
Zeno Phillips League, A-45  
Bryan, Brazos County, Texas  
July 2023

Owner:  
Alice Rogers  
P.O. Box 12329  
College Station, TX 77842

Engineer:  
IA Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
TBPELS #10018500  
Proj # 23-050